AFFORDABLE DWELLINGS

TYPE		AMOUNT
GF FF	GROUND FLOOR FLAT	6
FF GF	FIRST FLOOR FLAT	6
HA	HENLLAN with increased sq footage	11
	Total	**23**

MARKET VALUE DWELLINGS

TYPE		AMOUNT
He	HENLLAN 2 bed se,i/terr.	7
3bs	3 BED SEMI 2.5 storey	2
Dy	DEGANWY detached	3
Dys	DEGANWY semi	4
B1	BONFARI 3 bed detached	5
B2	BONFARI 3 bed detached	2
D	DERWENT 4 bed detached 2.5 storey	8
R1	RICHMOND 4 bed detached	5
R2	RICHMOND 4 bed detached	9
Co	CONWAY 4 bed detached	6
Din	DINAS 4 bed detached	4
Br	BRADMAN 5 bed detached	2
Ar	ARMITAGE	5
Lf	LLANFERRIS	7
	Total	**69**
	Grand Total	**92**

Ar DENOTES PLOT TO BE BUILT AS PER PLAN

Op DENOTES PLOT TO BE BUILT OPPOSITE TO PLAN

DENOTES POSITION OF ELECTRIC METER

BAT BOX / BRICK (REFER TO ECOLOGY REPORT)

BIRD BOXES (REFER TO ECOLOGY REPORT)

Cemetery

The Mews

B 5425

LLAY NEW ROAD (FFORDD NEWYDD LLAY)

3m PUBLIC FOOTPATH & CYCLEWAY c.840m²

EXISTING GAS MAIN EASEMENT

GAS MAIN EASEMENT

UNDERGROUND CELLULAR SOAKAWAY
EXACT AREA SUBJECT TO DETAILED DESIGN

PLAY EQUIPPED AREA c.400m²

GATE

GRAVEL PATH

ACOUSTIC EARTH BUND & PLANTING

EXISTING HEDGE CUT BACK

HEDGE GAP PLANTED

INTRODUCED NATIVE TREE STOCK

WILDLIFE AREA

RETAINED ENHANCED GRASSLAND
MITIGATION LAND
(FOR GREAT CRESTED NEWTS)

STOCK FENCE

GRAVEL ACCESS FOR CELLULAR STORAGE MAINTENANCE & PEDESTRIAN ACCESS

GAP PLANTED

3.6m WIDE ACCESS GATE FOR GRASS MANAEMENT

FENCE / GAP SUBSTATION

NEW POND

GRAVEL PATH

POS 1 POS 2 POS 3 POS 4 POS 5 POS 6 POS 7 POS 8 POS 9 POS 10 POS 11

5.5m WIDE ACCESS ROAD No. 3

3m PUBLIC FOOTPATH & CYCLEWAY

GAS MAIN EASEMENT

SHARED DRIVE

CAR PARKING COURTYARD

CAR PARKING COURTYARD 2

4.8m WIDE ACCESS ROAD No. 6

MEWS COURT 2

5.5m PRINCIPAL ACCESS ROAD 1

4.8m WIDE ACCESS ROAD No. 2

PRIVATE DRIVE 2

4.8m WIDE ACCESS ROAD No. 4

PRIVATE DRIVE 3

MEWS COURT 1

4.8m WIDE ACCESS ROAD No. 5

PUBLIC SEWER EASEMENT

PRIVATE DRIVE 1

PUBLIC SEWER EASEMENT

CHURCHLEA

BINS

GAP PLANTED

INTRODUCED NATIVE TREE STOCK

MP 203125

PRINTED:		13/09/2023 15:53:34	
REV.	DESCRIPTION:	DATE:	BY. CHK.
P1	FIRST ISSUE	02/08/2023	SD DP
P2	MINOR UPDATES	04/08/2023	SD DP
P3	ACCESS PATH ADDED TO UNDERGROUND CELLULAR STORAGE	11/09/2023	SD DP
P4	NOTES ADDED	13/09/2023	SD DP

N

0 5 10 15 20 25 30m

1:500 @ A1

saer architects

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PROJECT:
LLAY NEW ROAD, RHOSROBIN

CLIENT:
SG ESTATES

DRAWING TITLE:
PROPOSED SITE PLAN

DRAWING STATUS:	STATUS:
FOR INFORMATION	S3
DRAWING No:	PROJECT No:
VRR-SAL-A1-ZZ-DR-A-0600	P1209
SCALE:	REVISION:
1 : 500@A1	P4